FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H20/0545/02 Received: 07-MAR-03 Type: OUTLINE

Name: Mr E Bailey
Chez Nous
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed plot for erection of bungalow in connection with existing agricultural holding

Location : Adj. Chez Nous Jarvis Gate
Sutton St James

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies set out in Planning Policy Guidance Notes No. 7, 1997 (The Countryside – Environmental Quality – Economic – Social Development) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies because, as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Note(s):

Refused
AG Hab.

Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

The determined plans are:
1:2500 Site location plan, 1:200 Site plan received 7 May 2003.
Dwg. Nos. ERB/1/02, ERB/2/02 and ERB/1A/02 received 13 June 2003.

You are advised that the site is within an Indicative Fluvial Flood Plain as detailed on the Environment Agency 2001 Indicative Flood Plain Maps. The Environment Agency has therefore raised objections because no technical information or flood risk assessment (FRA) has been provided in relation to flood risk. In the event of an appeal against this decision you should address this matter.

Head of Planning & Development
03 JUL 2003

H20/0545/02

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H20/0545/02 Received: 07-MAR-03 Type: OUTLINE

Name: Mr E Bailey
Chez Nous
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed plot for erection of bungalow in connection with existing agricultural holding

Location : Adj. Chez Nous Jarvis Gate
Sutton St James

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies set out in Planning Policy Guidance Notes No. 7, 1997 (The Countryside – Environmental Quality – Economic – Social Development) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purpose for these policies because, as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Note(s):

The determined plans are: 1:2500 Location Plan } rec 7/5/2003
1:200 Site Plan }
Drawing Nos. ERB/1/01, ERB/2/01 and ERB/3/01 rec 13/6/2003

You are advised that the site is within an Indicative Fluvial Flood Plain as detailed on the Environment Agency 2001 Indicative Flood Plain Maps. The Environment Agency has therefore raised objections because no technical information or flood risk assessment (FRA) has been provided in relation to flood risk. In the event of an appeal against this decision you should address this matter.

Director of Customer Services
26 JUN 2003

H20/0545/02